

From: [Klev Schoening](#)
To: [Participate](#)
Subject: FW: Public Comment / STR Ordinance 1230
Date: Friday, December 3, 2021 1:09:03 PM
Attachments: [Proposed STR Occupancy Classification Matrix.pdf](#)

To : Clerk of the City of Ketchum Council

Re: Public Comment / First Reading Short Term Rental (STR) Draft Ordinance 1230

Please have my comments below placed into the record and circulated to the Ketchum City Council Members and Mayor in advance of the December 6, 2021 first reading of the STR Draft Ordinance. Please add my name to parties of record concerning the draft STR Ordinance 1230. – Thank you !

Dear Council and Mayor,

By way of this letter I wish to present an example of a four (4) unit condominium building which would presently **not** comply with the proposed STR ordinance 1230 and for which compliance would be economically unfeasible therefore causing the termination of existing STR use.

My Family presently enjoys the personal and STR use of a residential condominium with the following particulars:

- Four (4) unit Condominium Building
- Year Built 2007
- Fire Sprinklers -No. Not required in 2007
- Zoning/ Location: City of Ketchum Community Core (CC) District
- Existing Permitted Occupancy: Type 5B, R-2
- All four (4) units in this building exit directly to the exterior of the building with no interior corridors
- No Elevators
- Private garages (all units). Note: This property is frequently enjoyed by guests without vehicles taking advantage of its proximity to public transit and easy walking distance to dining, shopping etc.. consistent with Community Core (CC) zoning objectives

The proposed STR Ordinance 1230 would re-classify the occupancy of this building from 5B/R-2 to R- 1 ie. *Motels and Hotels*. The current STR Draft ordinance 1230 would require the installation of a fire sprinkler system (see attached proposed STR occupancy classification matrix) which is not economically feasible therefore causing the termination of this existing STR use.

If the STR ordinance passes in its present form my family will continue to use and enjoy our condominium and all the wonderful amenities the City of Ketchum has to offer. Sadly, the local merchants, restaurants and businesses (especially those within walking distance) will no longer enjoy and prosper from our STR guests.

Is the potential impact on this building and the termination of its' STR use Council's desire and intention?..... or rather, are buildings like the example presented here simply an unintended consequence of the proposed draft STR ordinance in its current form?

Thank you in advance for your continued careful review and consideration of the impacts and consequences of proposed ordinance STR 1230.

Regards,

Klev Schoening
kschoening@live.com

Encl. Proposed STR Occupancy Classification matrix

Occupancy Classification when used as a Short-Term Rental

Group R-1 Occupancy	Group R-3 Occupancy	Residential Occupancy
Buildings with three or more Dwelling Units	Buildings with up to two dwelling units	Single-Family Residences & Owner Occupied STRs in buildings with up to two dwelling units
One Hour vertical and horizontal fire separation throughout building (Exit corridors, floors, walls, etc.)	One Hour vertical and horizontal fire separation between units (common wall)	Normal Residential fire separations
IBC compliant exits, exit signage, and exit illumination.	IBC compliant exits	No exit signs required
Adequate Exits per story of building height, and occupant load restrictions (More restrictive)	Adequate Exits per story of building height, and occupant load restrictions (Less restrictive)	One Exit to exterior per 10 occupants, occupant load restrictions (Least restrictive)
Fire Sprinklers throughout - Meet the requirements of NFPA 13	Fire Sprinklers throughout - Meet the requirements of NFPA 13	Fire Sprinklers Required at 6,000sq/ft - Meet the requirements of NFPA 13
NFPA Compliant alarm notification Devices in STR units	Standard audible notification devices	Standard audible notification devices
Constantly Monitored Fire & CO Detection System throughout building	Constantly Monitored Fire & CO Detection System throughout building	Constantly Monitored Fire & CO Detection System throughout building
Adequate fire extinguishers per NFPA Code - Every Stair way landing and with 75' of travel to all locations in building	Adequate fire extinguishers per NFPA Code - One per kitchen and one per garage	Adequate fire extinguishers per NFPA Code - One per kitchen and one per garage
Posted Fire & Life Safety plan and property representative available to respond 24hrs a day within 4 hours.	Posted Fire & Life Safety plan and property representative available to respond 24hrs a day within 4 hours.	Posted Fire & Life Safety plan and property representative available to respond 24hrs a day within 4 hours.
Additional requirements to be ADA compliant	Additional requirements to be ADA compliant	Additional requirements to be ADA compliant

Darker color indicates more restrictive code requirements

! = More restrictive than non-STR property